

State Use 101
Print Date 12/12/2022 1:35:10 P

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
YOUPELL JOHN J JR YOUPELL JOANNE 55 WOOD AVE EAST LONGMEADOW MA 01028														Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		124100		124,100															
														RES LAND		101		76300		76,300															
						DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		6100		6,100															
						SUPPLEMENTAL DATA																													
						Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
GIS ID F_374137_2855481																Total		206,500		206,500															
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
YOUPELL JOHN J JR						03551 0457		12-01-1970		U		I		0				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
																		2022		101		110,800		2021		101		106,100		2020		101		100,400	
																				101		69,500				101		64,200				101		64,200	
																				101		6,100				101		6,100				101		6,100	
																Total		186,400		Total		176,400		Total		170,700									
EXEMPTIONS												OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																	
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																			
Total						996.51																													
ASSESSING NEIGHBORHOOD																		Appraised BLDG. Value (Card) 124,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,100 Appraised Land Value (Bldg) 76,300 Special Land Value 0 Total Appraised Parcel Value 206,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 206,500																	
Nbhd				Nbhd Name								Tracing				Batch																			
0001												101				MF																			
NOTES																																			
BUILDING PERMIT RECORD																		VISIT / CHANGE HISTORY																	
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result							
																		06-02-2017						105		4		INFO AT DOOR							
																		05-28-2004						319		14		INSPECTED							
																		04-20-2004						316		2		MEASURED							
																		08-02-1992						131		2		MEASURED							
																		05-06-1992						107		22		MAILER SENT							
																		06-13-1990						131		2		MEASURED							
																		05-06-1980						500		3		MEAS+INSPCTD							
LAND LINE VALUATION SECTION																																			
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing				Size A	Adj Unit Pric	Land Value											
1	101	ONE FAM		RC				9,350 SF	10.74	0.760	3	LAND	1.00	MF	1.00				0			1.000	8.16	76,300											
Total Card Land Units								0.21 AC	Parcel Total Land Area:				0.21				Total Land Value								76,300										

Property Location 55 WOOD AV
 Vision ID 993

Account # 1020

Map ID 1A/ 3/ 48/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	117.28	
Interior Floor 2			RCN	217,765	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1948	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	124,100	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
03	GARAGE	OB	Outbuildi	L	484	28.18	1950	50	0.00	FR	F	0.90	6,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		25.84	23,563	
BNT	BSMT ENTRY	0	24		5.39	129	
EFB	ENCL PORCH	0	126		64.73	8,156	
FFL	1ST FLOOR	978	978		129.47	126,620	
HST	HALF STORY	456	912		64.73	59,037	
OFF	OPEN PORCH	0	24		10.79	259	
Ttl Gross Liv / Lease Area		1,434	2,976			217,765	

